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## POLL RESULTS OF THE ANNUAL GENERAL MEETING HELD ON 13 JUNE 2024

Joy City Property Limited (the “**Company**”) is pleased to announce that at its annual general meeting held on 13 June 2024 (the “**AGM**”), all proposed resolutions (the “**Resolutions**”) as set out in the notice of the AGM dated 9 May 2024 (the “**AGM Notice**”) were duly passed by way of poll. Unless otherwise defined herein, terms used in this announcement shall have the same meanings as defined in the circular of the Company dated 9 May 2024 (the “**Circular**”).

As at the date of the AGM, the number of ordinary shares of the Company (the “**Shares**”) in issue was 14,231,124,858 Shares, which was the total number of Shares entitling the holders to attend and vote on each of the Resolutions at the AGM. There were (i) no restrictions on any Shareholders casting votes on any of the Resolutions; (ii) no Shares entitling the holders to attend the AGM and abstain from voting in favour of any of the Resolutions as set out in Rule 13.40 of the Listing Rules; (iii) no Shareholder has stated his/her/its intention in the Circular to vote against or to abstain from voting on any of the Resolutions; and (iv) no Shareholder was required to abstain from voting on any of the Resolutions at the AGM under the Listing Rules.

The poll results of the AGM are set out as follows:–

Ordinary Resolutions		Number of Votes (%) <sup>#</sup>		Passed by the Shareholders
		For	Against	
1.	To consider and adopt the audited consolidated financial statements of the Company together with the reports of the directors of the Company (the “ <b>Directors</b> ”) and auditor for the year ended 31 December 2023.	9,862,531,889 (99.89%)	10,882,000 (0.11%)	Yes

Ordinary Resolutions		Number of Votes (%)#		Passed by the Shareholders
		For	Against	
2.	To declare a final dividend of HK0.72 cents per share (including the ordinary shares and convertible preference shares) of the Company for the year ended 31 December 2023.	9,873,413,889 (100.00%)	0 (0.00%)	Yes
3.	To declare a special dividend of HK0.72 cents per share (including the ordinary shares and convertible preference shares) of the Company.	9,873,413,889 (100.00%)	0 (0.00%)	Yes
4(a).	To re-elect Mr. YAO Changlin as an executive Director.	9,681,713,215 (98.06%)	191,700,674 (1.94%)	Yes
4(b).	To re-elect Mr. LIU Yun as a non-executive Director.	9,763,472,033 (98.89%)	109,941,856 (1.11%)	Yes
4(c).	To re-elect Mr. ZHU Laibin as a non-executive Director.	9,763,472,033 (98.89%)	109,941,856 (1.11%)	Yes
4(d).	To re-elect Mr. LAU Hon Chuen, Ambrose as an independent non-executive Director.	9,571,935,859 (96.95%)	301,478,030 (3.05%)	Yes
4(e).	To re-elect Mr. CHAN Fan Shing as an independent non-executive Director.	9,720,627,859 (98.45%)	152,786,030 (1.55%)	Yes
5.	To authorise the board of Directors (the “ <b>Board</b> ”) to fix the remuneration of the Directors.	9,865,039,889 (99.92%)	8,374,000 (0.08%)	Yes
6.	To re-appoint SHINEWING (HK) CPA Limited as the auditor of the Company and to authorise the Board to fix its remuneration.	9,606,570,533 (97.30%)	266,843,356 (2.70%)	Yes
7.	To grant a general mandate to the Board to repurchase ordinary shares of the Company.*	9,865,039,889 (99.92%)	8,374,000 (0.08%)	Yes
8.	To grant a general mandate to the Board to allot, issue and deal with additional ordinary shares of the Company.*	9,625,924,133 (97.49%)	247,489,756 (2.51%)	Yes
9.	Subject to the passing of Resolutions 7 and 8, to authorise the Board to issue additional ordinary shares representing the nominal amount of the ordinary shares repurchased by the Company.*	9,625,924,133 (97.49%)	247,489,756 (2.51%)	Yes

# The percentages are rounded to 2 decimal places.

\* The full text of the Resolutions are set out in the AGM Notice.

As more than 50% of the votes were cast in favour of each of the Resolutions numbered 1 to 9, each of the Resolutions was duly passed as an ordinary resolution of the Company at the AGM.

All Directors attended the AGM in person or by electronic means.

Tricor Progressive Limited, the Company's branch share registrar and transfer office in Hong Kong, acted as scrutineer for the vote-taking at the AGM.

By order of the Board  
**JOY CITY PROPERTY LIMITED**  
**CHEN Lang**  
*Chairman*

Hong Kong, 13 June 2024

*As at the date of this announcement, the Board comprises Mr. CHEN Lang as Chairman and non-executive Director; Mr. YAO Changlin as executive Director; Mr. LIU Yun and Mr. ZHU Laibin as non-executive Directors; and Mr. LAU Hon Chuen, Ambrose, GBS, JP, Mr. LAM Kin Ming, Lawrence and Mr. CHAN Fan Shing as independent non-executive Directors.*